

056.A

0003

0009.0

Map

Block

Lot

1 of 1
CARDCondominium
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
253,500 / 253,500
253,500 / 253,500
253,500 / 253,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		OLD COLONY LN, ARLINGTON

OWNERSHIP	Unit #:	9
Owner 1: OLD COLONY REALTY PARTNERS LLC		
Owner 2:		
Owner 3:		

Street 1:	60 PLEASANT ST #G12
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Own Occ:	N

Postal:	02476	Type:
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PREVIOUS OWNER
Owner 1: CARR DAVID W/EXECUTOR -
Owner 2: ESTATE OF DAVID P WILFERT -
Street 1: 4 NEWMAN WAY
Twn/City: ARLINGTON
St/Prov: MA
Cntry:
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Brick Exterior and 730 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R5 APTS LOW
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC Fact No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

102 Condo
0 Sq. Ft. Site 0 0. 0.00 6039

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
102	0.000	253,500			253,500	
Total Card	0.000	253,500			253,500	Entered Lot Size
Total Parcel	0.000	253,500			253,500	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	347.26	/Parcel: 347.26	Land Unit Type:

User Acct
150053
GIS Ref
GIS Ref
Insp Date
10/10/17



USER DEFINED

Prior Id # 1: 150053
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Date Time
12/30/21 00:57:34
LAST REV
Date Time
04/26/18 11:44:25
mmcmakin
4684
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	253,500	0	.	.	253,500		Year end	12/23/2021
2021	102	FV	249,900	0	.	.	249,900		Year End Roll	12/10/2020
2020	102	FV	242,800	0	.	.	242,800	242,800	Year End Roll	12/18/2019
2019	102	FV	223,500	0	.	.	223,500	223,500	Year End Roll	1/3/2019
2018	102	FV	184,800	0	.	.	184,800	184,800	Year End Roll	12/20/2017
2017	102	FV	171,900	0	.	.	171,900	171,900	Year End Roll	1/3/2017
2016	102	FV	171,900	0	.	.	171,900	171,900	Year End	1/4/2016
2015	102	FV	162,000	0	.	.	162,000	162,000	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARR DAVID W/EX	61727-310		5/2/2013	Mult Lots	20,035,000	No	No		
WILFERT DAVID P	61727-289		5/2/2013	Mult Lots	99	No	No		
	18249-339		6/1/1987			No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/10/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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